

Land Use Code Amendments

Bel-Red Code Operations & Maintenance Satellite Facility

City Council Study Session
January 28, 2013

Tonight: Bel-Red Focus

- ▶ Overview of Light Rail development outcomes anticipated base on existing Bel-Red Overlay
- ▶ Treatment of the proposed Operations and Maintenance Satellite Facility within the Overlay
- ▶ Presenting a recommendation to exclude the OMSF from the Light Rail Overlay, allowing the future development of standards when more specific information is available.
- ▶ Schedule and Next Steps

Code Adoption Schedule

Scheduled Date/Timeframe	Light Rail Code Amendment Topic
February 4	Process Provisions of the draft code amendment and wrap-up of outstanding issues
Early February	SEPA Threshold Determination on code amendment expected <ul style="list-style-type: none">• Comments accepted until SEPA determination made• SEPA Determination required prior to Council final action
February 11	Second Public Hearing on Light Rail Overlay
February 19/25	Anticipated Final Action

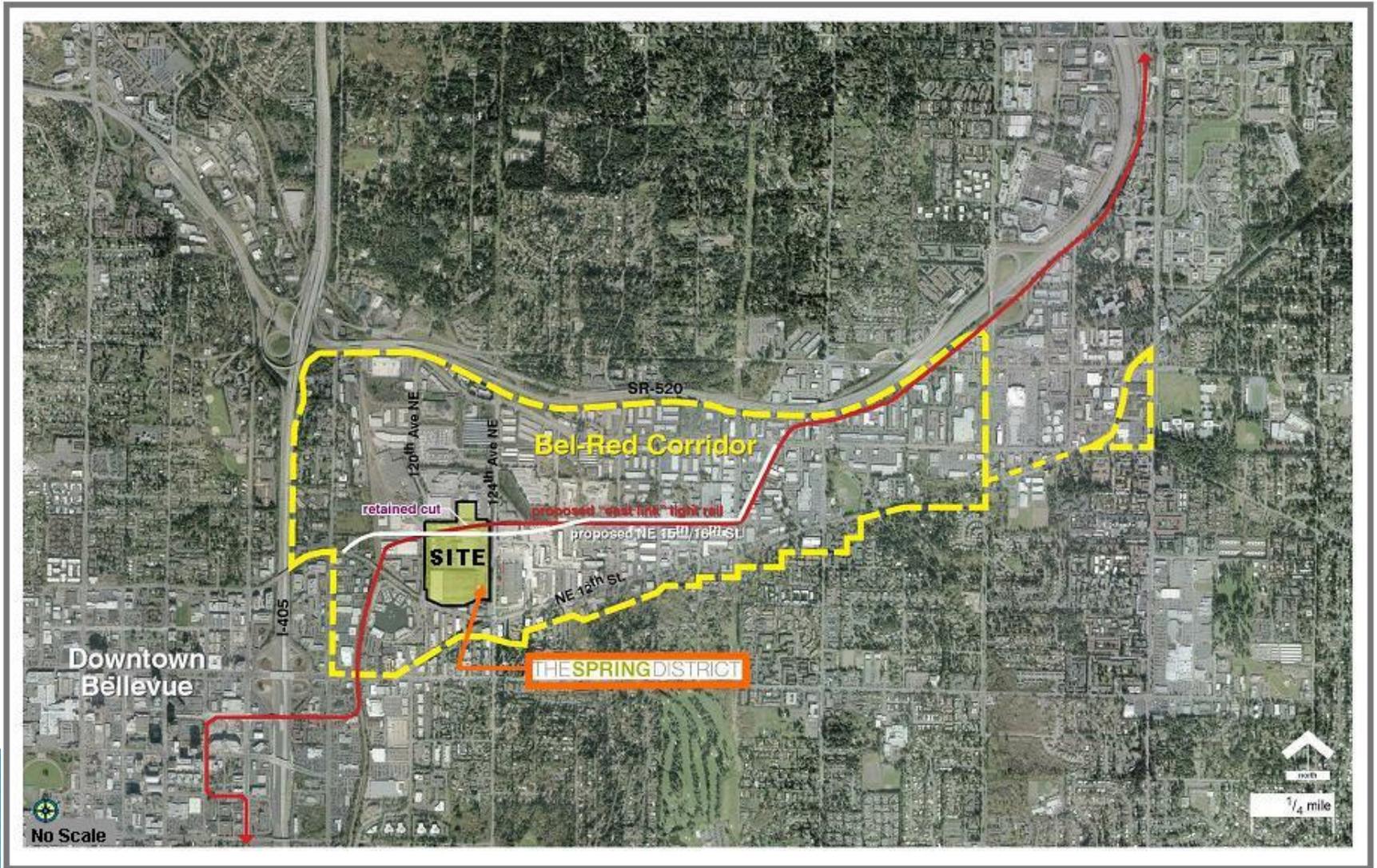
Council Input Needed

- ▶ Direction on the treatment of the proposed Operations and Maintenance Satellite Facility within the Overlay

Bel-Red Overview

- ▶ Design Review – 20.25D.030.C
- ▶ Landscape Development – 20.25D.110
- ▶ Parking Structure Standards – 20.25D.120
- ▶ Bel-Red Development Standards – 20.25D.130
- ▶ Design Guidelines – 20.25D.150

Bel-Red Subarea



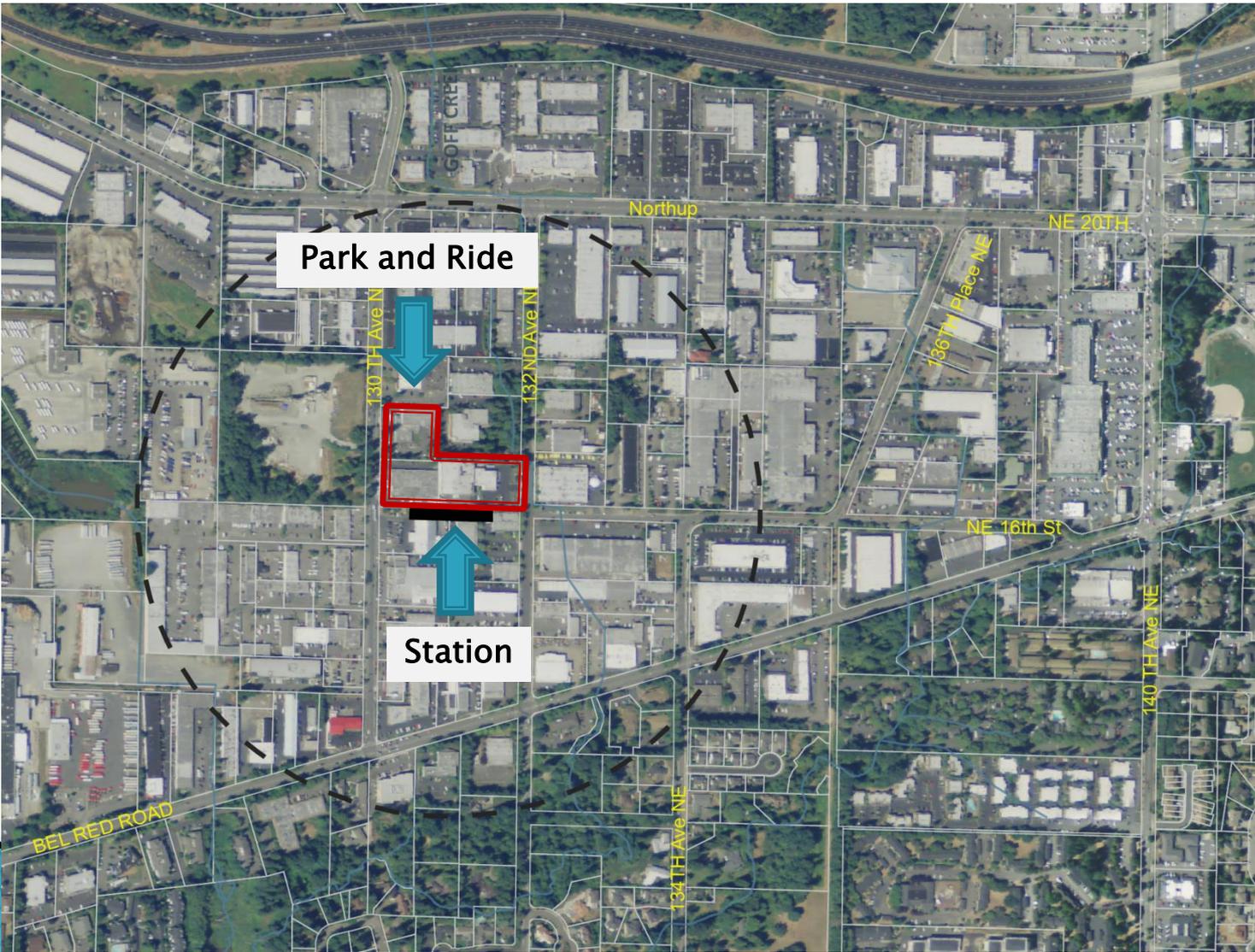
130th NE Station – Aerial View



130th NE Station – Neighborhood Character



130th Station / Park-and-Ride (Existing)



North

130th Station/Park-and-Ride (Proposed)



NE 16th at 130th Station



Side-walk	Landscape	Bike Lane	BUFFER	Roadway ↓	Landscape	Sound Transit Track ↓ ↑	Landscape	Roadway ↑	BUFFER	Bike Lane	Landscape	Side-walk
12'	5.5'	5'	2'	13'	5'	52'	5'	13'	2'	5'	5.5'	12'
137'												

NE 16th at 134th NE



Sidewalk	Land-scape	Bike Lane	BUFFER	Roadway ↓	Land-scape	Sound Transit Track ↓ ↑	Land-scape	Roadway ↑	BUFFER	Bike Lane	Land-scape	Sidewalk
12'	5.5'	5'	2'	13'	5'	30'	5'	13'	2'	5'	5.5'	12'
115'												

136th NE Cross-Section



Sidewalk	Land- scape	Bike Lane	B U F F E R	Roadway ↓	Sound Transit Track ↓ ↑	Roadway ↑	B U F F E R	Bike Lane	Land- scape	Sidewalk
8'	5.5'	5'	2'	13'	30'	13'	2'	5'	5.5'	8'
					97'					

Operations & Maintenance Satellite Facility (OMSF)

- ▶ Proposed OMSF facility is a recently added project
- ▶ Not anticipated within the MOU
- ▶ Sound Transit Board identified two possible sites in Bellevue
- ▶ Environmental review process has been initiated
- ▶ Considered an Essential Public Facility (EPF)
 - Subject to a Conditional Use Permit
 - City may impose reasonable mitigation

Operations & Maintenance Satellite Facility (OMSF)

- ▶ Recommendation: Revise Definition of “Regional Light Rail Transit Facility” to exclude the OMSF
 - Proposed OMSF would be excluded from Light Rail Overlay code
 - Would not benefit from the streamlined/consolidated permit review approach
 - Would be subject to a Conditional Use Permit under EPF provisions of the Land Use Code
 - Standards for OMSF could be created at a later date

Council Input Needed

- ▶ Provide direction on the treatment of the proposed Operations and Maintenance Satellite Facility within the Overlay

Next Steps

- ▶ February 4 – Confirm procedural approach
- ▶ Early February – SEPA Threshold Determination
- ▶ February 11 – Public Hearing
- ▶ February 19/25 – Opportunity for Final Council Action

For more information, see East Link Project website at:
<http://www.bellevuewa.gov/light-rail-overlay.htm>